

## **Ramona Village Design Committee**

### **DRAFT Meeting Minutes**

*October 26, 2005*

**Ramona Village Design Committee Members Present:** Carol Angus, Kit Kesinger, Julie Kiehne-Lamkin, Rob Lewallen, Greg Roberson, Jim Salvatore, Bryan Woods

**County/ Consultant Representatives Present:** Dahvia Locke, Tom Fincher, Peggy Goldstein, Michael Young

**Members of the Public Present:** Charlene Ayers, Carolyn Dorroh, Booyeon Lee, Dawn Perfect, Beverly Ragsdale, Maureen Robertson

The purpose of the Ramona Village Design Committee (RVDC) meetings of October 5, 2005 and October 26, 2005 was to review and edit the Draft Ramona Village Plan Report in a line-by-line fashion. The RVDC comments noted below were recommended by Committee members and noted based on a consensus of the group.

Meeting commenced at 7:00 pm.

### **Mixed Use**

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- Mixed Use from 3<sup>rd</sup> – 14<sup>th</sup> only, Village Town Center & Paseo only (does *not* include Gateway)
- No visible residential on Main St.
- On 1<sup>st</sup> floor (goal from public input) – not fronting Main
  - o Maximum res. on 1<sup>st</sup> floor = 40%
  - o VTC & Paseo (3-14<sup>th</sup> only) – Max 40% *per project* (not overall)
- Change “Ramona-Wide” to “Study Area-Wide” – clearly limited to study area

P. 33

- Good description of historic issues w/ M.U.

P. 34

- “retrain” to “retain”

P. 34/35

- Add photos of great mixed use from other communities of similar character and size (don’t only show only the ugly buildings that we don’t want- show what we do want, too) (Under “Task: Mixed Use 1”, etc.)

P. 34

- “Entry level” v. “workforce”

7.3 max. base residential density– 14.5 max. residential density achievable w/ bonus

- Emphasize ownership v. rental through design standards
- Better graphic example

P. 35

- Add “fourplexes” to list of building types noted
- Reference here & in intro – funding sources for infrastructure re: open space, parks etc.

P. 36

- Remove some of extra info such as sentence 3 paragraph 2
- Analysis: Add different housing type, i.e. casitas
- Speak to senior housing as a concern for community – point to the next phase for further study to specify what to supply (16+ different types) and how to include protections for senior housing if possible, etc.
- (No Vote) Reference California civil code “criteria” for senior
- Tie in density to level of care

P. 37- No comments.

P. 38

- Change geographic directions as in other pages

P. 39- No comments

P. 40

- Put any required parks, etc. in the planning phase of project

P. 41

- Re-word (don’t necessarily imply ownership)

P. 42

- Task 1: Mechanisms – note something re: ownership/acquisition

P. 43

- See other comments re: wheel chairs etc. (reconcile with these)

P.44

- Change “paving” to “surface requirements”

P. 45

- Discuss greenway and vernal pools  
Add Map – w/ vernal pools & riparian habitat, add more discussion

P. 46

- Density  
Add task for Phase II to develop criteria for density  
Incentives (7.3 – 14.5 DU/AC)
- Revise Study Area to North of Linear Park

P. 46

- 1<sup>st</sup> sentence under “Analysis” – appropriate for *parts of the Village* of Ramona
- \* Invite Jeremy Buegge to Phase II meeting re: mitigation of vernal pools
- 14.5 peak density – make clear that the base is 7.3 to 14.5 peak with incentives only

**Motion:** Rob: Made motion. Chuck: 2<sup>nd</sup>

Assign RDRB to look at design criteria to go from max 7.3 – 14.5 du/ac & report results to RVDC for ratification. Unanimously Approved.

-Keep “Goal Derived from Public Input” as header due to the many community-wide meetings prior to the RVDC, no negative comments on earlier documents, RVDC only refined these ideas

P. 48

- Less extensive information on Form-Based Codes. Perhaps include discussion of several appropriate types of code in an appendix.
- Mike invited to RDRB

P. 52

- “New developments have already begun” – have been going on for 20 years
- Make this a synopsis, not so much info. Put in task to research & define further
- Appendix – Make non-controversial & to the point

## **Phase II**

### **“Wish List”**

- One more meeting – 1<sup>st</sup> send out final then decide if meeting is needed
- Create RAMONA-SPECIFIC ZONING PLAN – state what this means for existing development
- Design standards – include the River Park
- Emphasize development of River Park (Phase III, Implementation)
- Funding Mechanisms
- Talk with Sentinel re: including a section on this project in their magazine
- Senior housing- discuss as a part of zoning (what, how, etc.)
- Enlarge copies of zoning info for RDRB
- Dean Butterfield offered to assist on subcommittee re: senior housing – review period.

## **Public Comment**

- Dawn Perfect: When will the final draft be done & out of public review?

By January

- Beverly Ragsdale: RCPG & public should comment now. When is the comment period?

Formal comment period after document is completed and RVDC comments have been included. Currently out for very informal review as a courtesy (through Nov. 15<sup>th</sup>).

Also, what will the procedure be for selecting the committee who would be working on phase 2 of the project? Suggested that interested community members submit a request letter to be on the Committee, therefore selecting members from a larger section of the community.

- Dahvia Locke: Relayed comment from Bill Jenkins of Ramona Community Planning Group to revise heading of “Goal Derived from Public Input” to something specific to goal derived from the RVDC meetings.

- Robin Quasebarth: Senior housing- differentiate between active senior and elderly (one is independent & the other requires care)

**Motion:** Accept meeting minutes from 7.06.05. Unanimously approved.

**Motion:** To Adjourn (approximately 9:00pm). Unanimously approved.